

12 Months Free Rent!



SALE / LEASE

Tenant Incentives Executive Suites | Medical Office For Lease

533 W. NORTH AVENUE

Elmhurst, IL 60126

PRESENTED BY:

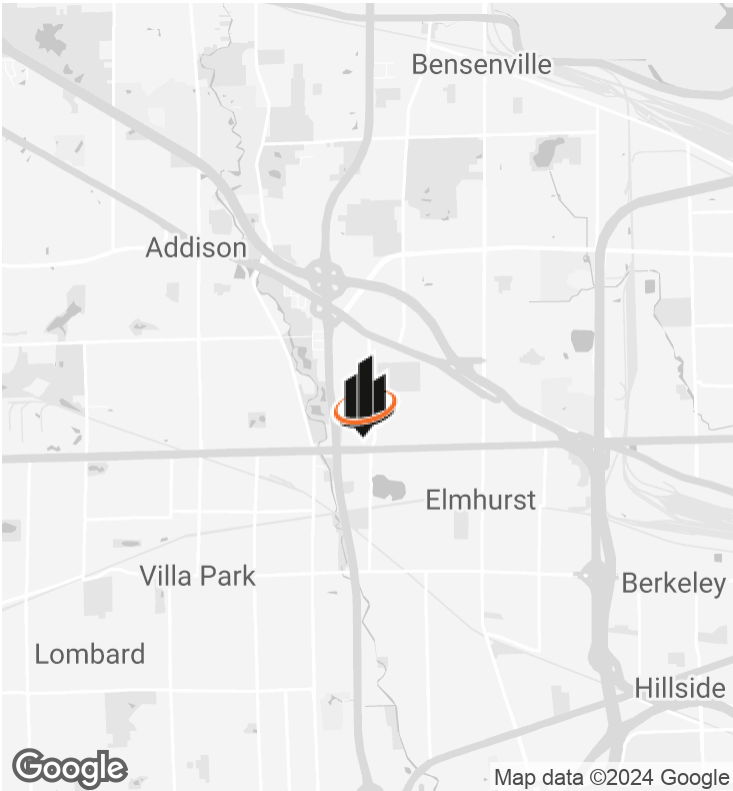
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$12.00 SF/yr (NNN) NNN \$4.85/SF
BUILDING SIZE:	26,562 SF
AVAILABLE SF:	1,181 - 5,460 SF
LOT SIZE:	0.74 Acres
RENOVATED:	1991
ZONING:	O-1
SUBMARKET:	East/West Corridor
APN:	03-34-414-016; 03-34-414-017

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PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to present DuPage Professional Office located at 533 W. North Avenue, Elmhurst, Illinois in DuPage County. This +/- 26,562 SF Office Building on 0.74 AC has 14 executive suites from 196 SF to 8,641 SF, elevator access to the second floor and lower level. Frontage along North Avenue with 80 parking spaces. Monumental signage, well maintained, low DuPage County taxes. Rent Abatement of 3, 6, 9, or 12 months to qualified tenant based on length of lease term.

PROPERTY HIGHLIGHTS

- +/- 26,562 SF Office on 0.74 AC
- 14 Executive Suites | Monumental Signage
- Wet Sprinkler System | Elevator
- 80 Parking Spaces | Frontage on North Avenue
- Near Major Health Systems and Retailers
- Tenant Incentives based on Term Length

LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,181 - 5,460 SF	LEASE RATE:	\$12.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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100	Available	1,315 SF	NNN	\$12.00 SF/yr	+/- 1,315 SF Professional Office Large Lobby Reception 2 Offices Storage Area Can be Contiguous with Unit 101 or 102
102	Available	5,460 SF	NNN	\$12.00 SF/yr	+/-5,460 SF Open Concept Offices Conference Room Kitchenette Private Restroom First Floor Assemblage Possibility
202	Available	2,109 SF	NNN	\$12.00 SF/yr	+/- 2,109 SF Executive Office Double Entry Lobby 2 Offices Storage Conference Area Divisible

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LEASE SPACES



SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

LL30	Available	1,257 SF	NNN	\$12.00 SF/yr	+/- 1,257 SF Reception Lobby 5 Executive Offices Private Restroom Storage
LL50	Available	1,450 SF	NNN	\$12.00 SF/yr	+/- 1,450 SF Executive Office Reception Lobby 3 Offices 2 Private Restrooms Kitchenette Storage
LL70	Available	1,181 SF	NNN	\$12.00 SF/yr	+/- 1,181 SF Office Unit Open Concept Area 2 Offices
LL80	-	866 SF	NNN	\$12.00 SF/yr	+/- 866 SF Lobby Reception 3 Offices Kitchenette
101	-	1,866 SF	NNN	\$12.00 SF/yr	+/-1,866 SF Open Concept Renovated 2 Offices 5 Exam Rooms Private Restroom Lobby Reception First Floor Assemblage Possibility

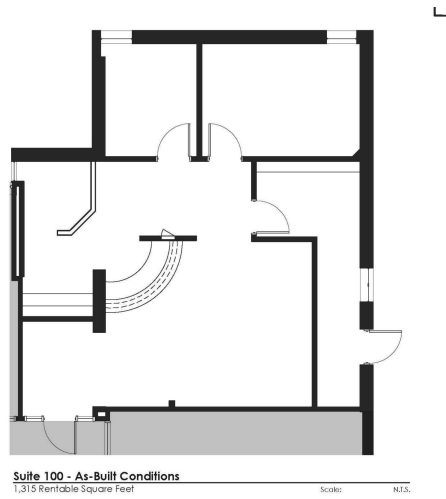
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SUITE 100 +/-1,315 SF



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SUITE 101 +/- 1,866 SF

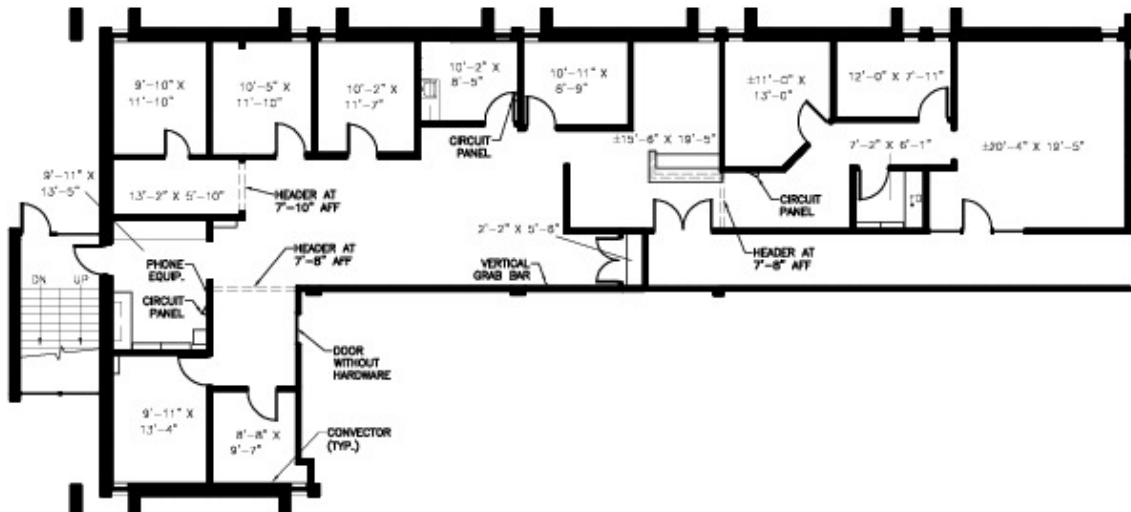


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SUITE 202 +/- 1,164 SF



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533 West North Avenue

AVAILABLE

±1,419 Rentable SF

AVAILABLE

±492 Rentable SF

AVAILABLE

±1,118 Rentable SF

AVAILABLE

±866 Rentable SF

AVAILABLE

±1,357 Rentable SF

LEASED
Suite LL 60

Lower Level - “As-Built” Conditions



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LOWER LEVEL SUITE 30 +/-1,257 SF



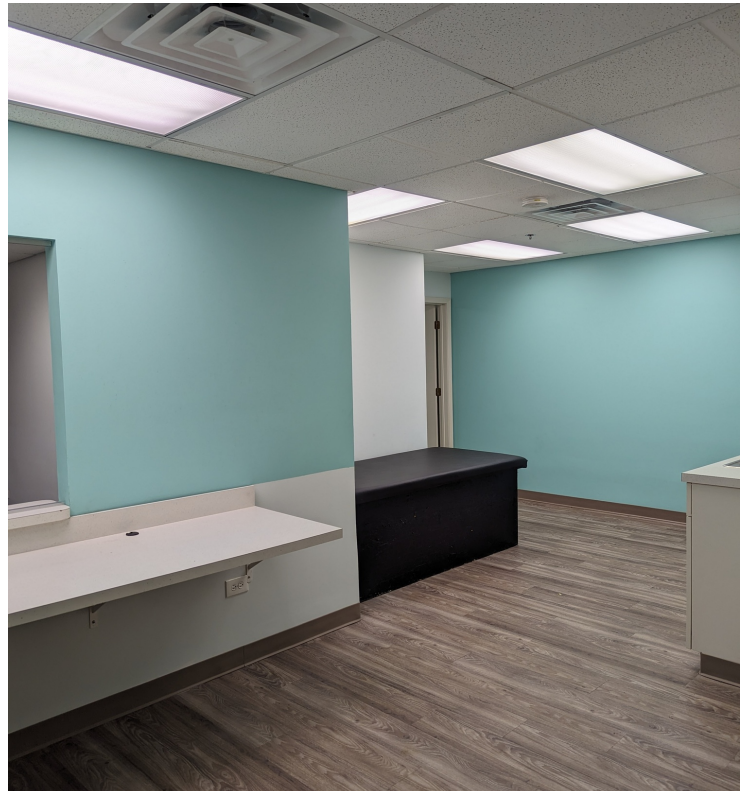
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LOWER LEVEL SUITE 50 +/-1,450 SF



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LOWER LEVEL UNIT 70 +/- 1,181 SF



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LOWER LEVEL 80 +/- 866 SF



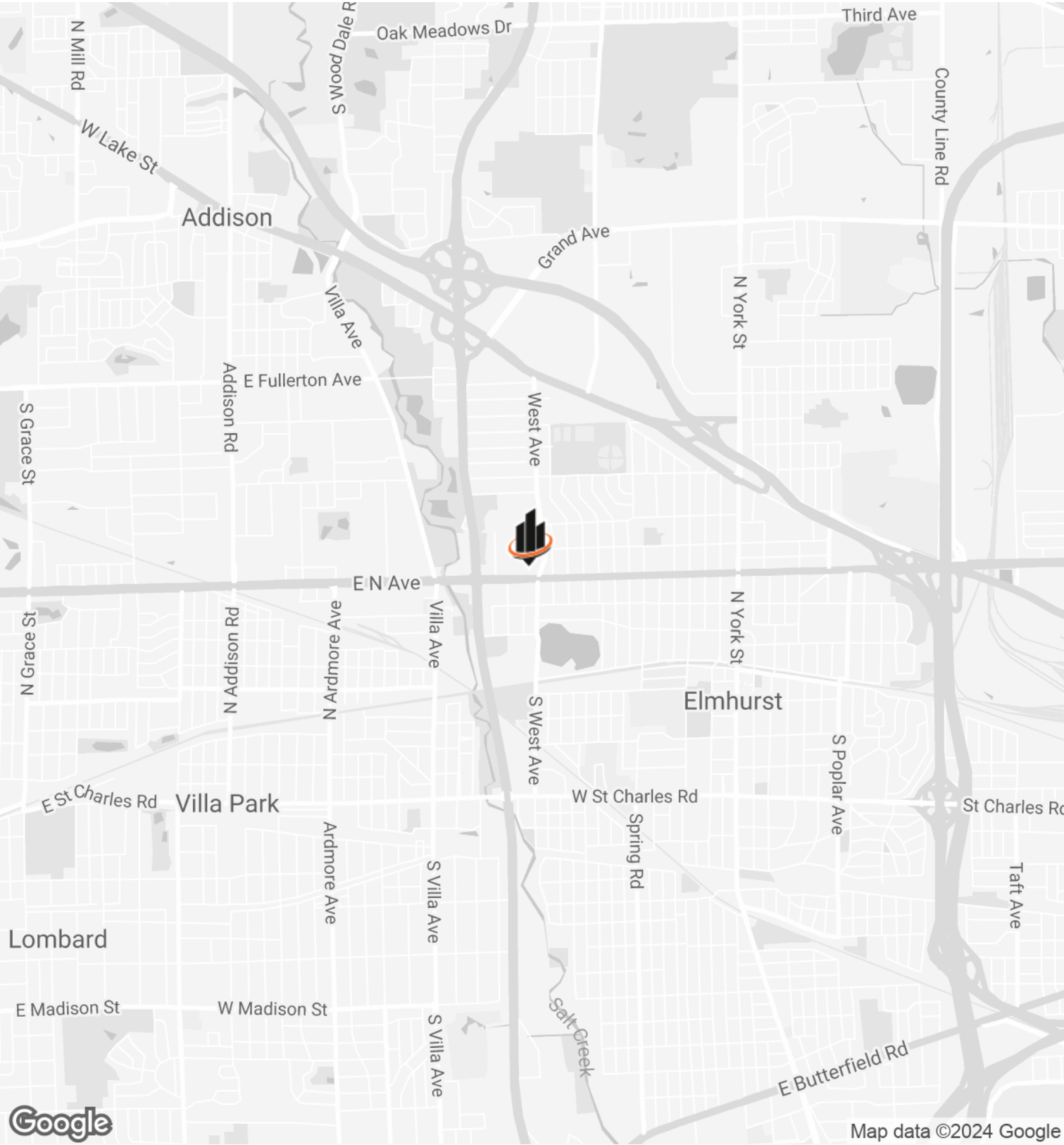
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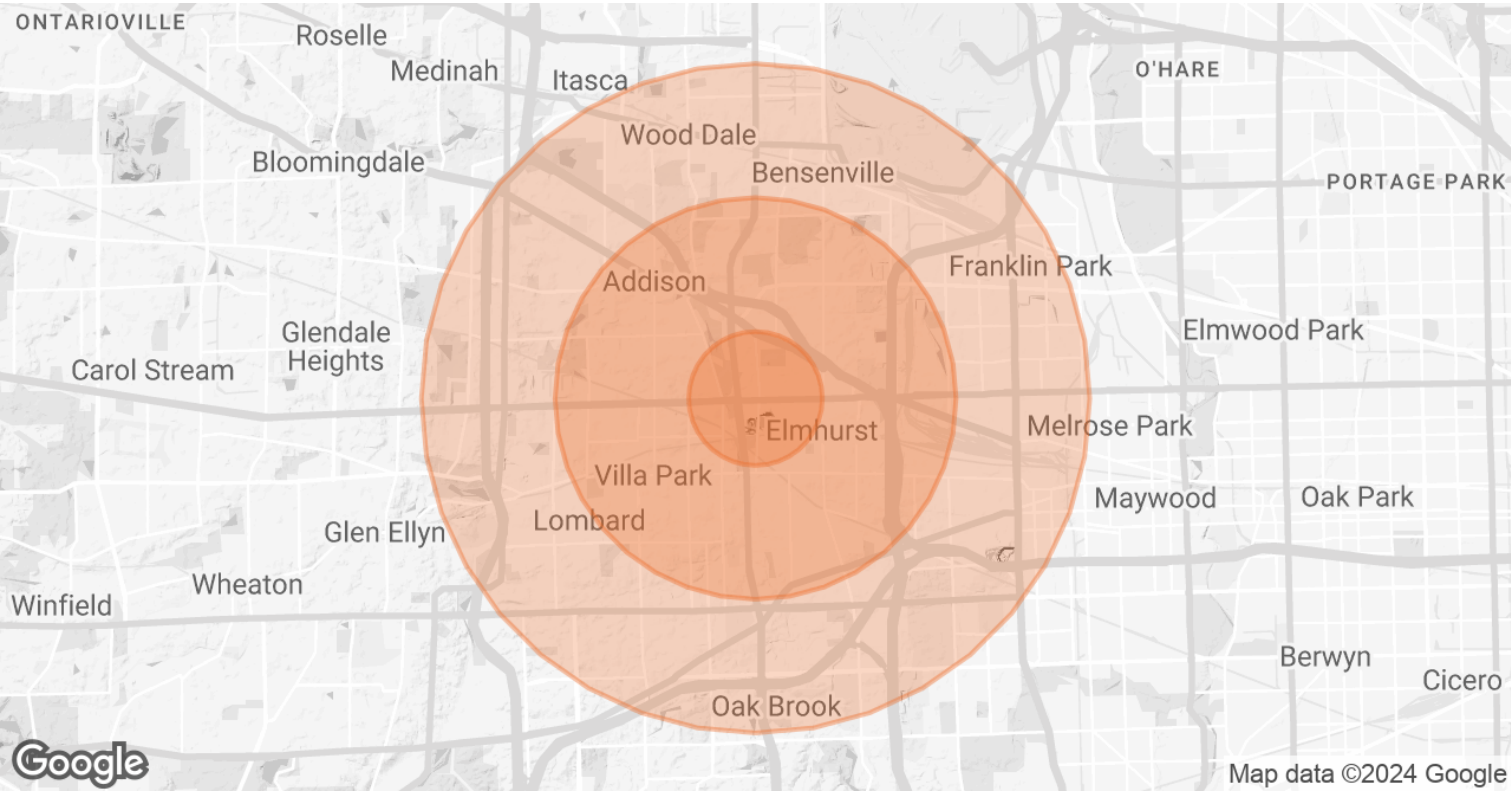
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,942	113,519	274,144
AVERAGE AGE	37.5	38.8	39.2
AVERAGE AGE (MALE)	38.3	38.3	38.2
AVERAGE AGE (FEMALE)	37.1	39.3	40.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,577	42,049	102,660
# OF PERSONS PER HH	2.8	2.7	2.7
AVERAGE HH INCOME	\$145,990	\$113,527	\$97,794
AVERAGE HOUSE VALUE	\$445,592	\$336,049	\$285,703

2020 American Community Survey (ACS)

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